

## Unknown

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**From:** Ronald Slovacek [RonaldS@millenniumhomebuilders.com]  
**Sent:** Monday, October 11, 2004 3:15 PM  
**To:** D'Angelo Lee  
**Subject:** revised proposal  
**Attachments:** Arbor Woods Proposal 10-11-04.doc

D'Angelo,

Here is the revised proposal per our earlier conversation. I've left a message on Andrea's cell phone to call me about getting that \$60k. I haven't heard from her yet. I'll call after I've spoken with her.

Ron

GOVERNMENT  
EXHIBIT  
1602  
3:07-CR-0289-M

12/5/2006

001



Arbor Woods Proposal 10-11-04.doc - Microsoft Word

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Heading 1 Arial 10 B I U

Gentlemen:

We propose to furnish all labor, materials, and equipment to construct as an independent contractor, the following described work:

DESCRIPTION AND LOCATION:

Arbor Woods Apartments  
Dallas, Texas  
BGO Architects LP, Project #0224  
Jerald Kunkel, Structural Engineer, Project #02331

**Arbor Woods Proposal 10-11-04.doc Properties**

General Summary Statistics Contents Custom

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OK Cancel

QUANTITY	UNIT	UNIT PRICE	AMOUNT
88420	SQ FT	\$4.56	\$403,095.76
107,969	SQ FT	\$2.90	\$312,659.47
2919	SQ FT	\$3.62	\$10,566.15
85	LF	\$10.06	\$854.95
18760	SQ FT	\$2.75	\$51,575.03
1780	SQ FT	\$2.75	\$4,893.58
155	EACH	\$51.90	\$8,044.50
27	EACH	\$259.50	\$7,006.50
1	EACH	\$3,633.00	\$3,633.00
80	LF	\$28.55	\$2,283.60
19	EACH	\$259.50	\$4,939.50
<b>Total</b>			<b>\$809,543.04</b>

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Start Sent Items - Microsoft Ou... revised proposal - Messa... Arbor Woods Proposal...

10:39 AM

Tuesday, December 05, 2006

Affordable Housing Construction, Inc.  
5910 North Central Expressway #1145  
Dallas, TX 75206

Gentlemen:

**PROPOSAL**

We propose to furnish all labor, materials, and equipment to construct as an independent contractor, the following described work:

**DESCRIPTION AND LOCATION:**

Arbor Woods Apartments  
Dallas, Texas  
BGO Architects LP, Project #0224  
Jerald Kunkel, Structural Engineer, Project #02331

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b><u>Foundations</u></b>				
Construct foundations for 11 buildings as per plans	88420	SQ FT	\$4.56	\$403,095.76
<b><u>Paving</u></b>				
Construct 5" - 3000 PSI conc. pavement reinforced w/ #3 @ 18" o.c.e.w.	107,969	SQ FT	\$2.90	\$312,659.47
Construct 8" - 4500 PSI hand finished concrete pavement reinforced w/ #3 @ 18" o.c.e.w.	2919	SQ FT	\$3.62	\$10,566.15
Construct 24" Curb and Gutter per city of Dallas standards	85	LF	\$10.06	\$854.95
<b><u>Sidewalks</u></b>				
Construct 4" - 3000 PSI reinforced sidewalk	18760	SQ FT	\$2.75	\$51,575.03
Construct 4" - 3000 PSI reinforced flumes	1780	SQ FT	\$2.75	\$4,893.58
<b><u>Additional Items</u></b>				
AC Pads	155	EACH	\$51.90	\$8,044.50
Fence Column Footings	27	EACH	\$259.50	\$7006.50
Monument Footing	1	EACH	\$3,633.00	\$3,633.00
Gate Track Footings	80	LF	\$28.55	\$2,283.60
Light Pole Bases	19	EACH	\$259.50	\$4,939.50
<b>Total</b>				\$809,543.04

Sincerely,



President

## BID QUALIFICATIONS

Project Name: Arbor Woods Apartments  
Dallas, Texas

- All grade beams to be trenchable with TF 300 Side boom trencher
- Concrete figured @ 3000 PSI w/ Ash
- Excludes any extended Grade Beams
- Excludes any rock excavation
- All paving figured w/ #3's @ 18" o.c.e.w. w/ Saw joints figured @ 15' o.c., w/ hot pour joint sealant.
- Expansion joints @ 90' o.c. w/ hot pour joint sealant
- Includes saw of concrete and existing approaches and C & G for new approaches only.
- Demolition and haul off by others.
- Barricades figures for 1 month for our work
- We exclude any grooved, patterned, or colored concrete
- We exclude any surveying or backfill of curbs
- We exclude any city walks (see alternate for city walk pricing)
- Light pole bases are subject to change upon quantity confirmation.

### **THE FOLLOWING ARE SPECIFICALLY INCLUDED FOR THE ABOVE**

- Batter boards, forms, and accessories
- Reinforcement and accessories
- Anchor Bolts furnished and installed @ 4' on center at slab perimeter (1/2" x 9")
- Concrete pumping @ building slabs only.

### **THE FOLLOWING ARE SPECIFICALLY EXCLUDED FOR THE ABOVE**

- Site walls or footings
- Extended Grade Beams @ perimeter
- Exposed aggregate
- Dirt work (sub grade to be + or - 1/10)
- Soil erosion protection
- Excavation or drilling of rock if encountered
- De-watering as a result of subsurface water
- Casing of piers
- Surveying, engineering, layout—building corners, back of curbs, and blue tops by others
- Saw cutting, demolition or haul off of existing concrete (except as noted)
- Pavers
- Concrete temperature control (heating or ice)
- Masonry reinforcing
- Masonry grouting
- Sawed control joints at foundation
- Embedded materials (anchor bolts, pipe bollards, embedded plates, angles, hold downs, etc. ) except as noted
- Testing by labs
- Permits or fees
- Performance or payment bonds
- Wet curing
- Hardeners or sealers

- Drawings for anchor bolt layout
- Removal of trash or concrete spoils from site (we will place in dumpster or designated area)
- Spoil removal off site
- Backfill with select fill (offsite material)
- Backfill at back of curbs
- Soil poisoning
- PVC for electrical or landscaping sleeves
- Sweeping or washing down of pavement
- Concrete wheel stops
- Pavement markings (stripping or buttons)
- Inlets, drains, catch basins, box culverts
- Stair nosing or sleeves for rails
- Repair of existing underground if damaged
- Grouting of thresholds
- Safety railings or perimeter cables at upper floors, pits, drops, and openings
- Light weight concrete-furnish or install
- Pool decks, mechanical pads or site retaining walls
- Gate tracks (no details)
- Any item not on the Bid Schedule

**Alternates:**

- |  |              |
|--|--------------|
| • Price per SQ FT to demo & haul off city walk         | \$2.50 SQ FT |
| • Price per SQ FT to replace city walk                 | \$3.33 SQ FT |
| • Price per LF to saw/demo & haul off of concrete curb | \$10.00 LF   |
| • Price per LF to replace concrete curb                | \$25.00 LF   |

**Notes:**

- If retainage is held, its is to be funded 30 days after completion of each phase or our work
- Proposal to become part of contract
- All material prices only good through 11-1-04, after that time any increase in price will be paid by contractor or owner including sales tax and markup.